174.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,136,400 / 1,136,400
					USE VALUE:	1,136,400 / 1,136,400
					ASSESSED:	1,136,400 / 1,136,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WOODBURY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLAS ANDREAS & CRYSTAL
Owner 2:	
Owner 3:	
Street 1:	15 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NAZEERI FURQAN & ZAHRA -
Owner 2:	-
Street 1:	15 WOODBURY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,006 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2007, having primarily Vinyl Exterior and 2554 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6006.000	716,300		420,100	1,136,400
Total Card	0.138	716,300		420,100	1,136,400
Total Parcel	0.138	716,300		420,100	1,136,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.02 | /Parcel: 445.0

Legal Description

User Acct

115841

GIS Ref

GIS Ref

Insp Date

10/06/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0002-0016.0

!13506!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	716,100	0	6,006.	420,100	1,136,200	1,136,200	Year End Roll	12/18/2019
2019	101	FV	561,000	0	6,006.	414,100	975,100	975,100	Year End Roll	1/3/2019
2018	101	FV	568,100	0	6,006.	318,100	886,200	886,200	Year End Roll	12/20/2017
2017	101	FV	568,100	0	6,006.	300,100	868,200	868,200	Year End Roll	1/3/2017
2016	101	FV	568,100	0	6,006.	276,100	844,200	844,200	Year End	1/4/2016
2015	101	FV	556,000	0	6,006.	258,100	814,100	814,100	Year End Roll	12/11/2014
2014	101	FV	556,000	0	6,006.	237,700	793,700	793,700	Year End Roll	12/16/2013
2013	101	FV	556,000	0	6,006.	237,700	793,700	793,700		12/13/2012

PRINT

Date	Time
12/11/20	03:27:04

LAST REV

Date	Time
04/02/19	13:36:48

apro

PAT ACCT.

13506

USER DEFINED

Prior Id # 1:	115841
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAZEERI FURQAN	69205-215		4/28/2017		1,107,000	No	No		
NAZEERI FURQAN,	66863-250		2/29/2016	Convenience	10	No	No		
CALLAHAN LAURIE	45374-190		6/13/2005		780,000	No	No		
SMITH AVARD V	43744-84		9/20/2004	Portion-Asst	700,000	No	No		
CONNELLY JOHN T	43744-78		9/20/2004	Portion-Asst	75,000	No	No		
CONNELLY LILLIA	39494-196		6/10/2003	Family	1	No	No		
CONNELLY LILLIA	30524-198		8/10/1999	Family		No	No		
	5812-174		8/1/1981	Forclosure	76,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2004	1144	New Buil	180,000	C		G6	GR FY06	SF 2 STY
9/10/2004	846	Foundati	8,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
3/5/2009	Meas/Inspect	163	PATRIOT
12/18/2005	MLS	HC	Helen Chinal
6/9/2005	Inspected	BR	B Rossignol
1/12/2005	Fieldrev-Chg	BR	B Rossignol
12/20/1999	Vacant Lot	163	PATRIOT
7/31/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6006		Sq. Ft.	Site		0	70.	1.00	6									420,126						420,100	

Total AC/HA: 0.13788 | Total SF/SM: 6006 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,126 | Spl Credit | Total: 420,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Average
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14342105
Const Adj.:	1.04677641
Adj $ / SQ:	149.613
Other Features:	130896
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	724229
Depreciation:	7967
Depreciated Total:	716262

COMMENTS

INCLUDES LOTS 16 17 & PART OF 15. BUYER DIDN`T WANT 13, # CHGD TO 15 BY ENGINEERG. WALK-UP ATTIC UNFIN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9		BRs:	4		Baths:	1		HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

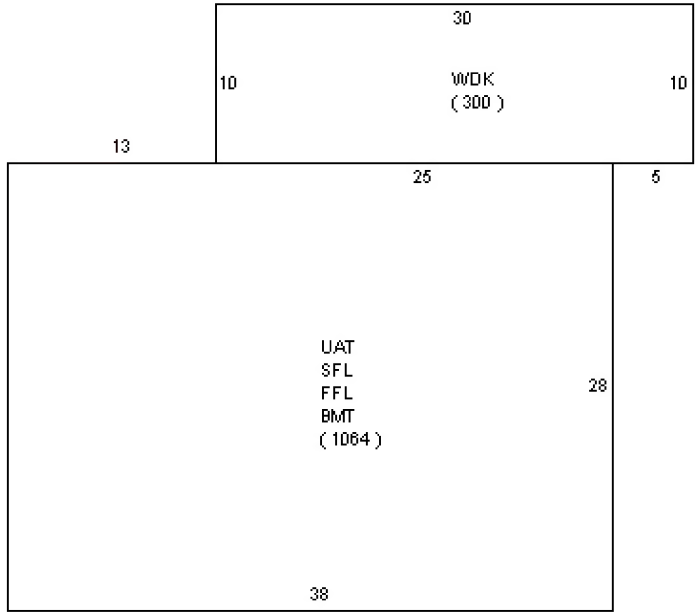
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	198.99
Special Features:	0	Val/Su Net:	190.61
Final Total:	716300	Val/Su SzAd	336.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	71.810	76,410
FFL	First Floor	1,064	149.610	159,189
SFL	Second Floor	1,064	149.610	159,189
WDK	Deck	300	9.770	2,931
UAT	Upper Attic	266	59.850	15,919

Net Sketched Area:	3,758			Total:	413,638
Size Ad	2128	Gross Are	4556	FinArea	2554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: